

# Sumter City-County Planning Commission

## Staff Report

July 25, 2012

### SV-12-10, 2525 Hwy. 261 South (County)

#### **I. THE REQUEST**

**Applicant:** Patti Copeland

**Status of the Applicant:** Agent for Attorney's Office

**Request:** A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width* to subdivide +/- 3.25 acre parcel.

**Location:** 2525 Hwy. 261 South, Wedgefield

**Present Use/Zoning:** Residential / AC

**Tax Map Number:** 100-00-02-002

**Adjacent Property Land Use and Zoning:**

- North – Undeveloped / AC
- South – Undeveloped / AC
- East – Residential / AC
- West – Undeveloped / AC

#### **II. THE 2030 COMPREHENSIVE PLAN:**



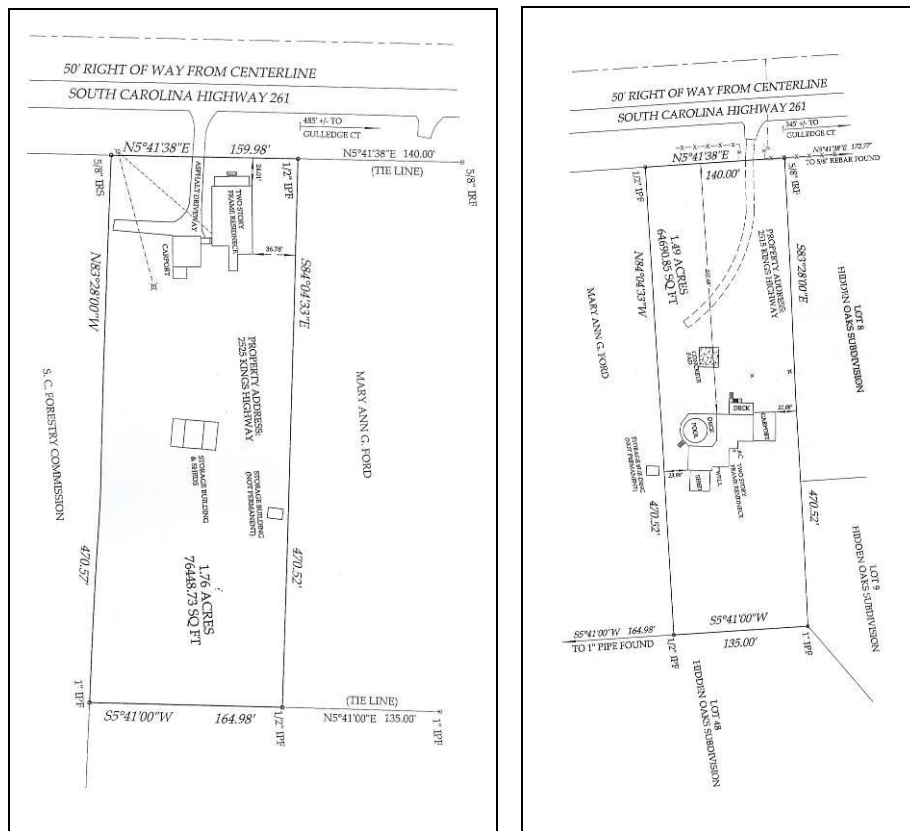
The 2030 Comprehensive Plan designates this parcel as Military Protection (MP). Very low density (1 acre or more) residential uses are appropriate in this district. Therefore, the applicant's request is compatible with the 2030 Comp Plan.

### III. BACKGROUND

The property in question is a +/- 3.25 acre parcel located on Hwy. 261 South, in Wedgefield. The property is to be divided as part of an estate. There are two residences currently on the parcel.



**Above:** The parcel involved in the proposed subdivision.



**Above:** The proposed plats.

The new proposed parcels shown above will each require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance.

The lot width to depth language in the ordinance is designed to prevent creation of “flag lots” and other methods of subdividing land that often create access issues. All the proposed parcels will meet the minimum required lot size & width for the AC zoning district, and any proposed structures will be required to meet setbacks for this district. This is the best manner of dividing the land so that the proposed parcels have adequate road frontage and the existing house can meet AC side setbacks.

8.e.13 states:

*f. Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than one nor more than 2-1/2 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.*

**Below:** Photos of the two existing residences on the parcel.







**Above:** Left front of property

**Below:** Right front of property



#### **IV. ENVIRONMENTAL CONDITIONS**

There is no floodplain on the site.

#### **V. STAFF RECOMMENDATION**

Staff recommends approval of this request.

#### **VI. PLANNING COMMISSION – JULY 25, 2012**

The Sumter City – County Planning Commission at its meeting on Wednesday, July 25, 2012, approved this request as presented.